

LOCAL PLAN COMMITTEE – MONDAY, 16 DECEMBER 2024

QUESTIONS AND ANSWER SESSION

Question from Mr H Baker

'I have attended the last 3 meetings and heard a number of valid reasons why 500 houses should not be built on the West Whitwick site. They included:

- Underground Streams
- Flood risk;
- Lack of infrastructure and
- Almost impossible access

No one has mentioned the Thringstone fault. This is a very unstable fault which runs in the earth's surface between Talbot Lane and School Lane, New Swannington, where the ground is very wet. Exactly where it is proposed that the houses will be built.

I have spent some time looking up information about faults in the earth's surface and understand that if an active fault exists, it has the potential for the surface to rupture and a structure for human habitation should not be built over a fault line. I also found a relatively recent example of a house which had been built on Thringstone fault and was crumbling badly. The fact that the house was for sale at a knockdown price made the headlines of Leicester Mercury, via Leicestershire Live.

An advantage of a fault line is that the soil on the surface is very fertile and is easy and cost effective to farm.

There is a Health and Safety risk for people buying houses built on a fault line, the cost of house insurance will be high and difficult to find. Particularly if there is also a risk of flooding. Mortgages, in order to purchase the houses are also likely to be either expensive or difficult to obtain.

I would therefore conclude that if houses are built on this site, they are unlikely to be affordable and would contribute to the number of houses currently standing empty within North West Leicestershire.

Do councillor's agree that there are a number of sites available where the land is less fertile, where house building is likely to be more affordable, and be a would safer alternative for residents, than West Whitwick?'

Response from the Chair of the LOCAL PLAN COMMITTEE

'The article in Leicester Mercury acknowledges that the cause of the subsidence in the instance referred to is not known.

There is no evidence that has been presented to suggest that the Thringstone fault would preclude development. A map on the Northern Mine Research Society website would suggest that the fault does not run anywhere near the site.

[Geology of the Leicestershire Coalfield - Northern Mine Research Society](#)

In any event, the National planning Policy Framework states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner". Therefore, it will be the responsibility of the developer/promoter to satisfy themselves that there is not likely to be a land stability issue.'